

**TOWNSHIP OF MAPLE SHADE,  
BURLINGTON COUNTY, NEW JERSEY**

# **HOUSING ELEMENT**

(Part A)

**&**

# **FAIR SHARE PLAN**

(Part B)

## **Round 3**

“Growth Share”

01/01/2004 to 12/31/2018

**October 22, 2008**

COAH Region #5  
Community Code 0319

State Development & Redevelopment Plan  
*Planning Area 1 (PA1) & Planned Town (PT)*  
*No Special Resource Area/s*

History of Substantive Certification:  
*Second Round: COAH 08/02/00*  
*Third Round: COAH Pending*

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**October 22, 2008**

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**Joseph S. Augustyn, P.P., AICP**  
**New Jersey Professional Planner No. 2447**

**The document original was signed and sealed in accordance with NJAC 13:41-1.3.**

EXECUTIVE SUMMARY  
MAPLE SHADE TOWNSHIP, BURLINGTON COUNTY  
HOUSING ELEMENT AND FAIR SHARE PLAN  
Round 3  
October 22, 2008

On August 2, 2006 Township Council passed Resolution 06-R-136 requesting to remain under COAH jurisdiction and committing to petition with a third round housing plan. Our office initiated the preparation of a DRAFT Round 3 Housing Element & Fair Share Plan (HE&FSP) for submission to COAH.

The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

There are three components to the third round Methodology: the “*rehabilitation share*”, the “*prior round obligation*”, and the “*Growth Share*.” Growth share is generated by statewide residential and non-residential growth during the period January 1, 2004 to December 31, 2018 based on individuals projected to need affordable housing from January 1, 1999 through December 31, 2018.

On January 25, 2007, the New Jersey Superior Court, Appellate Division affirmed in part, reversed in part, and remanded portions of the Round 3 rules back to COAH for rulemaking. On January 22, 2008, COAH proposed new substantive and procedural rules, which became effective on June 2, 2008 as N.J.A.C. 5:96 and 5:97. On 06/16/08 Proposed rule amendments to the adopted 06/02/08 rules were published in the NJ Register. The proposed amendments to N.J.A.C. 5:96 included a petition schedule with a new deadline for municipalities to submit affordable housing plans to COAH by December 31, 2008. On 07/17/08 Governor Corzine signed a comprehensive affordable housing reform bill A-500 into law, which included amendments to the Fair Housing Act, including the requirement that all municipalities collect housing trust fund monies equal to 2.5% of non-residential equalized assessment value.

Maple Shade Township has an adjusted rehabilitation share of forty-five (45) Units and no new construction prior round obligation for Rounds 1 and 2. (N.J.A.C. 5:97 Appendix B & C)

Based on recent amendments to N.J.A.C. 5:97, Maple Shade’s “Total Projected Round 3 Growth Share” is **161 Units**, based on the municipality providing one (1) affordable unit of every five (5) new units and sixteen (16) new jobs.

The Total Projected Round 3 Growth Share (2004-2018 COAH) is based on a COAH projection of an additional 418 residential dwellings ( $418/5 = 83.6$  COAH Units required) and 1,242 new jobs ( $1,242/16 = 77.63$  COAH Units required).  $83.6+77.6 =$  **161**.

This Fair Share Plan focuses on securing existing and potential credits within the “Arbors Apartments” (306 Unit gut rehabilitation project); “Maple Shade Mews” (Municipally Sponsored 100 Unit Affordable Age-Restricted Rental Complex) projects; and supportive needs housing existing in Maple Shade.

# **Township of Maple Shade**

## **2008 Mayor and Council**

Honorable Louis A. Manchello, Mayor  
James Fletcher, Deputy Mayor  
Claire B. Volpe, Council Member  
John “Jack” D. Galloway, Council Member  
Anthony J. Saporito, Jr., Council Member  
George D. Haeuber, Township Manager

Eileen K. Fahey, Esquire, Township Solicitor

## **2008 Planning Board**

William E. Wallace, Chairman  
Joseph Dugan, Vice Chairman  
Honorable Louis A. Manchello, Mayor and Member  
James Fletcher, Deputy Mayor and Member  
George D. Haeuber, Manager and Member  
Louis H. Wells, Member  
Teresa Porrini, Member  
Nelson Wiest, Member  
Jennifer Geisenheimer, Member  
Constance Gillespy, Alternate #1  
Charles Mc Gonigle, Alternate #2

Rosemary Flaherty, Director of Community Development & Housing Liaison  
Robert E. Kingsbury, Esquire, Planning Board Solicitor

## **Housing Element & Fair Share Plan Development Team & Staff**

James A. Ruddiman, P.E., P.P., C.M.E., Associate, Alaimo Group  
Joseph S. Augustyn, P.P., AICP, Associate, Alaimo Group  
Kevin D. Rijs, P.P., AICP, Senior Project Manager, Alaimo Group

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# HOUSING ELEMENT

## **PART A**

### **1. Inventory of Housing Stock**

#### **History of Development of Maple Shade**

Originally part of Moorestown, Maple Shade became an independent municipality in 1922 using the name Chester Township; in 1945, the name was formally changed to Township of Maple Shade. The first lots for housing development were advertised in the Philadelphia Inquirer in 1905. From then until the 1960's, almost all development consisted of single-family homes. Beginning in the late 1960's larger scale multi-family projects were built, primarily along the state highways that border the township. The decade 1970-1980 saw the greatest growth in housing stock of Maple Shade. When the number of housing units grew from approximately 5,023 to 7,931 units. In contrast, the decade 1980-1990 saw growth in housing units at only 742 units, while an estimated 296 were added for the decade 1990-2000.

Not much has changed within Maple Shade since the adoption of the prior Housing Element and Fair Share Plan (1999), approximately one-half of the housing units in Maple Shade are located in the large scale multi-family projects noted above (which are located at the perimeter of the Township). The central portion of the Township is still primarily smaller single-family homes, with a downtown area along Main Street. The center of town is the intersection between Main Street and Forklanding Road.

Maple Shade Township has a land area of approximately 3.72 square miles. U.S. Census figures reveal the following changing population for the municipality; 1960 – 12,947 residents; 1970 – 16,424 residents; 1980 – 20,525 residents; 1990 – 19,211 residents; 2000 – 19,079 residents.

Nearly all of the residential districts within Maple Shade Township have been completely built out. Remaining undeveloped areas include limited vacant land, and infill possibilities between and among existing development. Residential zoning districts in the Township account for approximately seventy percent (70%) of the Township's total land area.

As part of the 2008 Stormwater Management Plan Element update, the Township prepared a land use/build out analysis in accordance with N.J.A.C. 7:8-4.2(c)10. The analysis shows 81.23-acres of vacant land within Township. NJDEP wetland mapping shows 16.00-acres of environmentally sensitive areas impact the 81.23-acres, thereby resulting in 65.23-acres of vacant non-wetlands within the Township.



**TABLE 1: Units in Structure by Tenure**

Units in Structure	Vacant Units	Total	Occupied Units	
			Owner	Renter
1, detached	71	3,939	3,604	264
1, attached	26	395	95	274
2	24	356	75	257
3 or 4	31	721	155	535
5 to 9	141	732	82	509
10 to 19	55	1,001	93	853
20 to 49	56	739	71	612
50 or more	143	1,126	41	942
Mobile home	0	0	0	0
Boat, RV, Van, etc.	0	0	0	0
<b>Total</b>	<b>547</b>	<b>9,009</b>	<b>4,216</b>	<b>4,246</b>

Source: 2000 U.S. Census, Summary File 3; H30, H31, & H32 for Township

**TABLE 2: Year Structure Built by Tenure**

Year Built	Vacant Units	Occupied Units		
		Total	Owner	Renter
1990-March 2000	7	329	162	167
1980-1989	59	683	68	615
1970-1979	272	2,636	694	1,942
1960-1969	90	1,518	582	936
1950-1959	54	1,738	1,478	260
1940-1949	46	691	555	136
1939 or earlier	19	867	677	190
<b>Total</b>	<b>547</b>	<b>8,462</b>	<b>4,216</b>	<b>4,246</b>
Median Year Built	n/a	1966	1956	1973

Source: 2000 U.S. Census, Summary File 3; H31, H34, H35, H36, & H37 for Township

**TABLE 3: Comparison of Year of Construction for Township, County, & State**

Year Built	%		
	Maple Shade Township	Burlington County	New Jersey
1990-March 2000	3.7%	16.5%	10.5%
1980-1989	8.2%	15.9%	12.4%
1970-1979	32.3%	19.9%	14.0%
1960-1969	17.8%	17.9%	15.9%
1950-1959	19.9%	13.5%	17.1%
1940-1949	8.2%	4.5%	10.1%
1939 or earlier	9.8%	11.8%	20.1%
Total Units	9,009	161,311	3,310,275
Median Year	1967	1971	1962

Source: 2000 U.S. Census, Summary File 3; H34 & H35 for Township, County, & State

**TABLE 4: Household Size in Occupied Housing Units by Tenure**

Household Size	Total Units	Owner-occupied Units	Renter-occupied Units
1 person	3,037	1,096	1,941
2 person	2,729	1,342	1,387
3 persons	1,262	730	532
4 persons	889	628	261
5 persons	402	294	108
6 persons	85	79	6
7 + persons	58	47	11
<b>Total</b>	<b>8,462</b>	<b>4,216</b>	<b>4,246</b>
<b>Average Household Size of Occupied Units</b>			
Maple Shade	2.22	2.55	1.89
Burlington County	2.65	2.77	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 3; H16, & H17 for Township & Summary File 1; H12 for Township, County & State

**TABLE 5: Number of Bedrooms per Unit by Tenure**

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No Bedroom	142	1.6%	0	142	0	142
1 bedroom	2,937	32.6%	252	2,685	417	2,268
2 bedrooms	2,923	32.4%	260	2,663	1,041	1,622
3 bedrooms	2,030	22.5%	32	1,998	1,828	170
4 bedrooms	854	9.5%	3	851	807	44
5 + bedrooms	123	1.4%	0	123	123	0
<b>Total</b>	<b>9,009</b>	<b>100%</b>	<b>547</b>	<b>8,462</b>	<b>4,216</b>	<b>4,246</b>

Source: 2000 U.S. Census, Summary File 3; H42 & QT-H5 for Township

**TABLE 6: Average Household Size for Occupied Units for Township, County, & State**

Jurisdiction	All Occupied Units	Owner-occupied Units	Renter Occupied Units
Maple Shade Township	2.22	2.55	1.89
Burlington County	2.65	2.77	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 1; H12 for Township, County, & State

**TABLE 7: Percentage of All Units by Number of Bedrooms**

Jurisdiction	None or one	Two or Three	Four or More
Maple Shade	34.2	54.9	10.9
Burlington County	12.2	58.3	29.5
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, Summary File 3; QT-H4 for Township, County, & State

**TABLE 8: Housing Quality for Township, County, & State**

Condition	%		
	Maple Shade	Burlington County	New Jersey
Overcrowding*	3%	2%	5%
Inadequate Plumbing **	0.4	0.4	0.7
Inadequate Kitchen **	0.1	0.4	0.8

\*more than 1.01 occupants per room

\*\* All Housing Units

Source: 2000 U.S. Census, Summary File 3; QT-H4 & H20 for Township, County, & State

**TABLE 9a: Value of Owner Occupied Residential Units**

<b>Value \$</b>	<b>Number of Units</b>	<b>%</b>
0-50,000	26	0.7
50,000-99,999	1,332	36.7
100,000-149,999	2,012	55.4
150,000-199,999	220	6.1
200,000-299,999	34	0.9
300,000-499,999	9	0.2
500,000-999,999	0	0
1,000,000+	0	0
<b>Median</b>	<b>\$ 107,900</b>	<b>(X)</b>

Source: 2000 U.S. Census, Summary File 3; DP-4 for Township

**TABLE 9b: Price asked vacant for sale only housing units**

<b>Value \$</b>	<b>Number of Units</b>	<b>%</b>
0-50,000	11	35.5
50,000-99,999	13	42.0
100,000-149,999	7	22.9
150,000-199,999	0	0
200,000-299,999	0	0
300,000-499,999	0	0
500,000-999,999	0	0
1,000,000+	0	0
<b>Median</b>	<b>\$ 91,500</b>	<b>(X)</b>

Source: 2000 U.S. Census, Summary File 3; QT-H6 for Township

Note, at the time of the 2000 Census, twenty-four (24) vacant housing units were offered for sale at less then \$99,999. The tables above will be updated when the 2010 Census data is released. The 2008 Illustrative Low and Moderate Income Sales Price for New Construction within COAH Region 5, Max. Moderate 70% lists the following illustrative for sale prices:

One bedroom = \$87,767

Two Bedroom = \$105,320

Three Bedroom = \$121,703

**TABLE 10a: Gross Rents for Specified Renter-occupied Housing Units**

Monthly Rent \$	No. of Units	%
Under 200	23	0.5
200-299	18	0.4
300-499	96	2.3
500-749	1696	40.5
750-999	1806	43.1
1000-1499	433	10.3
1500 or more	0	0
No Cash Rent	119	2.8
Total Rental Units	4,191	100%
<b>Median Rent</b>	<b>\$ 767.00</b>	<b>(X)</b>

Source: 2000 U.S. Census, Summary File 3; DP-4 for Township

**TABLE 10b: Rent asked for vacant housing units**

Monthly Rent \$	No. of Units	%
Under 200	11	3.1
200-299	0	0
300-499	0	0
500-749	217	61.2
750-999	127	35.7
1000-1499	0	0
1500 or more	0	0
Total Rental Units	355	100%
<b>Median Rent</b>	<b>\$ 698.00</b>	<b>(X)</b>

Source: 2000 U.S. Census, Summary File 3; QT-H6 for Township

**TABLE 11: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999**

Income	Number of Households	Percentage of Household Income					Not Computed
		less than 20%	20-24%	25-29%	30-34%	35%+	
Less than \$10,000	239	0	0	0	0	189	50
\$10,000 to \$19,999	392	0	0	9	7	347	29
\$20,000 to \$34,999	1,080	24	113	238	275	417	13
More than \$35,000	2,480	1,663	463	212	66	12	64
Total Rental Units	4,191						

Source: 2000 U.S. Census, Summary File 3; QT-H13 for Township

As can be seen in Tables 10-11, two thousand seven hundred & twenty-two (2,722, or 65% of the total occupied rental units 4,191) rental apartments in Maple Shade Township spend less than thirty percent (30%) of their household income on rental payments.

Maple Shade Township is located within COAH Housing Region Five (5). The 2008 Regional Income Limits for one (1) person in Region 5 are as follows:

Median Income	\$52,010
Moderate Income	\$41,608 (between 80 and 50 percent of median income)
Low Income	\$26,005 (50 percent or less of median income)
Very Low Income	\$15,603 (30 percent of less off median income)

For illustrative and comparison purposes, using COAH methodologies for calculating Low & Moderate Income Rents for New Construction and/or Gut Rehabilitation the following should be noted:

**COAH Region 5 – Illustrative Low & Moderate Income Rents  
2008**

<b>Income</b>	<b>Gross Rent 1 Bedroom</b>	<b>Gross Rent 2 Bedroom</b>	<b>Gross Rent 3 Bedroom</b>
Low (30% Median)	\$418	\$502	\$580
Low (35% Median)	\$488	\$585	\$676
Low (46% Median)	\$641	\$769	\$889
Moderate (60% Median)	\$836	\$1,003	\$1,159

Gross Rent includes an approximate utility allowance.

<http://www.state.nj.us/dca/coah/administrators/illustrativerents08.xls>

**NOTE:** One bedroom housing is affordable to a 1.5 person household  
Two bedroom housing is affordable to a 3 person household  
Three bedroom housing is affordable to a 4.5 person household

**TABLE 10c: Bedrooms by Gross Rent**

<b>Monthly Rent \$</b>	<b>0xbedroom</b>	<b>1xbedroom</b>	<b>2xbedroom</b>	<b>3xbedroom</b>
With Cash Rent	142	2,237	1,510	183
Less than \$200	0	23	0	0
200-299	0	18	0	0
300-499	34	35	27	0
500-749	61	1,377	223	35
750-999	35	684	1,008	79
\$1,000 or more	12	100	252	69
No cash rent	0	31	57	31
<b>Total</b>	142	2,268	1,567	214

Source: 2000 U.S. Census, Summary File 3; H67 for Township

Tables 10-12 show that at the time of the 2000 Census 1,453 one-bedroom properties were rented at less than \$749 a month. 1,258 two-bedroom properties were rented at less than \$999 a month. 114 three-bedroom properties were rented at less than \$999 a month. The median rent asked for occupied rental units was \$767.00 and the median rent asked for vacant units was \$698.00. The tables above will be updated when the 2010 Census data is released.

**Units Affordable to low and moderate-income households.**

The following **406 Affordable Housing Units** are listed on the New Jersey Housing Resource Center website <http://www.njhousing.gov/>.

Maple Shade Mews Senior Rental Apartments (62+ years) – Balanced Housing Program  
40 Brubaker Lane, Maple Shade, NJ 08052

**100 Units:** ninety-one (91) one-bedrooms and nine (9) two-bedrooms

Pennrose Management

Phone: 856-779-7950; Fax 856-779-1207

Year Built (approximate): 2004

The Arbors Rental Apartments – Balanced Housing Program

220 S. Lenola Road, Maple Shade, NJ 08052

**306 Units:** studio/efficiency, one and two bedrooms

Phone: 856-234-0750; 856-234-9134; Fax 856-234-0867

Year Built (approximate): 1968, extensive gut rehabilitation from 2006.

[arbors@ingerman.com](mailto:arbors@ingerman.com)

<http://www.ingerman.com/properties/property.php?id=48>

*Although not part of this HE&FSP, it should be noted the 2004 Guide to Affordable Housing list, identifies 580 family rental units within the Maplewood Apartment complex (33 Maplewood Drive). Federal Section 207 and 223 programs are listed.*

Family Service of Burlington County owns and manages four (4) ***supportive shared living and permanent supportive housing*** units within the Township (2x1 bedroom units and 2x2 bedroom units).

**5:97-1.4**

"**Supportive shared living housing**" means permanent lease based supportive housing that provides access to supportive services to individuals with special needs who maintain separate leases for bedrooms and share common living space.

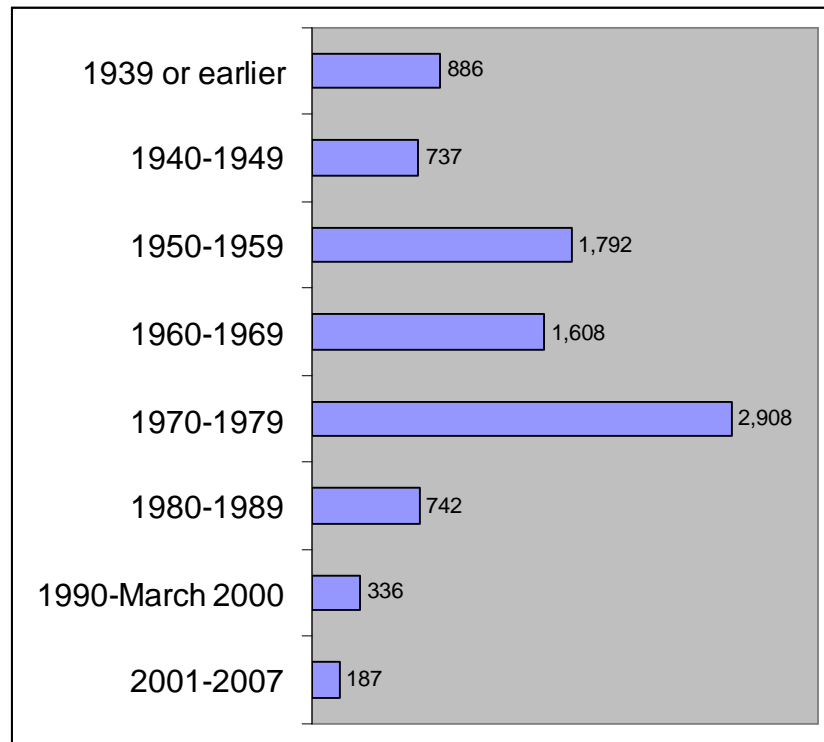
"**Permanent supportive housing**" means a permanent lease based housing unit that provides access to supportive services for individuals with special needs and households with individuals with special needs who can benefit from housing with services.

**Substandard Housing Units capable of being rehabilitated.**  
**Age of the Housing Stock & Conditions**

Using data obtained from U.S. Census Bureau (Construction Division & the New Jersey Construction Reporter) Approximately 188 new certificates of occupancy were issued between 01/2001 - 05/2008, and 58 demolition permits.

886 units (approximately 9.6%) of Maple Shade Township's housing units (May 31, 2008) can be considered older housing stock having been built in 1939 or earlier (737 or approximately 8.0% were built between 1940 and 1950. From 1980 to May 31, 2008 the adjusted data shows that approximately 1,208 (13.2%, it should be noted the data reveals the new housing unit growth is slowing) new housing units were added to the housing stock. Strong housing unit growth can be observed between 1950 and 1979; 6,308 (approximately 69% of the 05/2008 housing unit stock) units were constructed during this 30-year period.

Maple Shade Township Historic Housing Construction



Note: 1990-March 2000 & 2001-2007 time series vary in length from the other time series presented in this chart.

**2004 – Maple Shade Mews, 100% Affordable Age Restricted.**

As part of Maple Shades Approved Housing Element & Fair Share Plan, a municipally sponsored affordable senior rental housing project was issued 100 certificates of occupancy in 2004 – Maple Shade Mews, managed by Pennrose Developments. ([http://www.pennrose.com/mapleshademews\\_files/mapleshademews.html](http://www.pennrose.com/mapleshademews_files/mapleshademews.html)).



**Age of Housing – Year Structure Built & Conditions**

<b>Total Housing Units (Dec 31, 1999)</b>	<b>8,969*</b>	<b><u>% of stock 05/2008</u></b>
Built 1939 or earlier	886	9.6% Approximate %
1940-1949	737	8.0%
1950-1959	1,792	19.5%
1960-1969	1,608	17.5%
1970-1979	2,908	31.7%
1980-1989	742	8.0%
1990-1999	296*	3.2%
2000-2007	207**	2.2%
2008-May	1**	0%

**Total Housing Units (Apr 30, 2006)                    9,165**

\*        This number has been adjusted due to the release of 2000 Census and subsequent New Jersey Construction Reporter.

\*\*       Data obtained through the New Jersey Construction Reporter (Housing Units Certified by Certificate of Occupancy). Note the Pennrose 100 unit age-restricted rental project was constructed during this period.

## 2. Analysis of Demographic Characteristics

**TABLE 12: Population by Age & Sex**

<b>Age</b>	<b>Total Persons</b>	<b>Male</b>	<b>Female</b>
Under 5 years	1,072	537	535
5 to 9	999	518	481
10 to 14	1,059	557	502
15 to 19	944	480	464
20 to 24	1,258	637	621
25 to 29	1,876	968	908
30 to 34	1,819	925	894
35 to 39	1,719	902	817
40 to 44	1,460	778	682
45 to 49	1,178	601	577
50 to 54	1,179	543	636
55 to 59	858	403	455
60 to 64	728	347	381
65 to 69	666	291	375
70 to 74	766	322	444
75 to 79	748	270	478
80 to 84	435	160	275
85 to 89	209	72	137
90 years +	106	28	78
<b>Total</b>	<b>19,079</b>	<b>9,339</b>	<b>9,740</b>
Median Age	36.5	35.2	37.9

Source: U.S. Census, SF1, for Township QT-P1

**TABLE 13: Comparison of Age Distribution for Township, County, & State (% of persons)**

<b>Age</b>	<b>Maple Shade Township</b>	<b>Burlington County</b>	<b>New Jersey</b>
Under 5 years	5.6	6.4	6.7
5 to 9	5.2	7.2	7.2
10 to 14	5.6	7.4	7
15 to 19	4.9	6.3	6.2
20 to 24	6.6	5.3	5.7
25 to 29	9.8	6.2	6.5
30 to 34	9.5	7.4	7.7
35 to 39	9	9.1	8.7
40 to 44	7.7	8.9	8.4
45 to 49	6.2	7.4	7.3
50 to 54	6.2	6.8	6.5
55 to 59	4.5	5.1	5
60 to 64	3.8	4	3.9
65 to 69	3.5	3.5	3.5
70 to 74	4	3.3	3.3
75 to 79	3.9	2.7	2.9
80 to 84	2.3	1.7	1.9
85 to 89	1.1	0.9	1.1
90 years +	6	0.4	0.5
Median Age	36.5	37.1	36.7

Source: U.S. Census, SF1, for Township, County, & State QT-P1

**TABLE 14: Persons in Township Households**

<b>Household Size</b>	<b>Number of Households</b>
1 person	3,047
2 persons	2,725
3 persons	1,257
4 persons	887
5 persons	385
6 persons	110
7 or more persons	51
<b>Total Households</b>	<b>8,462</b>

Source: U.S. Census, SF1, for Township QT-P10

**TABLE 15: Comparison of Persons in Household for Township, County, & State (% of households)**

Household Size	Percent (%) of Households		
	Maple Shade Township	Burlington County	New Jersey
1 person	36.0	22.9	24.5
2 persons	32.2	32.2	30.3
3 persons	14.9	17.6	17.3
4 persons	10.5	16.6	16.0
5 persons	4.5	7.3	7.5
6 persons	1.3	2.3	2.7
7 or more persons	0.6	1.1	1.7
<b>Average household size</b>	2.22	2.65	2.68
<b>Average family size</b>	2.95	3.14	3.21

Source: U.S. Census, SF1, for Township, County, & State QT-P10

**TABLE 16: Persons by Household Type & Relationship**

	Total
<b>Households</b>	8,432
Family Households	4,718
Male Householder	3,346
Female Householder:	1,372
<b>Non-family Households:</b>	3,744
Male Householder:	1,853
Living alone	1,434
Female Householder:	1,891
Living alone	1,613
<b>Population in Households</b>	18,784
<b>Population in group quarters:</b>	295
Institutionalized	257
Non-institutionalized	38

Source: U.S. Census, SF1, for Township QT-P10 & QT-P11

**TABLE 17: 1999 Income for Township, County, & State**

Jurisdiction	Per Capita Income	Median Income	
		Household	Families
Maple Shade Township	\$ 23,812	\$ 45,426	\$ 53,912
Burlington County	\$ 26,339	\$ 58,608	\$ 67,481
New Jersey	\$ 27,006	\$ 55,146	\$ 65,370

Source: U.S. Census, SF3, for Township, County, & State DP-3

**TABLE 18: Poverty Status for Persons & Families for Township, County, & State**

Jurisdiction	Individuals (%)	Families (%)
Maple Shade Township	5.4	3.8
Burlington County	4.7	3.2
New Jersey	8.5	6.3

Source: U.S. Census, SF3, for Township, County, & State DP-3

The 2000 census data also shows that of Maple Shades 4,216 Owner Occupied Units, 229 were living below the 1999 poverty level. Of the Townships' 4,246 Renter Occupied Units 248 were living below the 1999 poverty level. U.S. Census, SF3 HCT23, for Township, Tenure by Poverty Status in 1999 by Year Structure Built.

**TABLE 19: Comparison of Occupied Units (1995-1998) Year Moved into for Township, County, & State**

Jurisdiction	Percent living in same house 1995-1998
Maple Shade Township	26.3
Burlington County	26.7
New Jersey	27.7

Source: U.S. Census, SF3, for Township, County, & State QT-H7

**TABLE 20: Educational Attainment for Township, County, & State Residents (older than 25yrs)**

Jurisdiction	Percent (%) with high school graduate or higher	Percent (%) with bachelors degree or higher
Maple Shade Township	82.3	21.4
Burlington County	87.2	28.4
New Jersey	82.1	29.8

Source: U.S. Census, SF3, for Township, County, & State DP-2

**TABLE 21: Means of Transportation to Work for Township, County, and State Residents (Worker 16 yr +)**

Jurisdiction	Percent (%) who drive alone	Percent (%) in carpools	Percent (%) using public transit	Percent (%) using other means	Percent (%) Worked @ Home	Mean Travel Time to Work Minutes
Maple Shade Township	80.3	10.7	4.3	3.1	1.7	24.3
Burlington County	82.7	9.2	2.9	2.3	2.8	28.2
New Jersey	73.0	10.6	9.6	4.0	2.7	30.0

Source: U.S. Census, SF3, for Township, County, & State DP-3

## 3. Table 22: Municipal Employment 2004-2006

## MAPLE SHADE TOWNSHIP

### Municipal Annual Employment & Wage Report 2004-2006

		Average Units	Employment				Total Wages	Average Annual		Average Weekly
			March	June	September	December		Employment	Wage	Wage
2006	TOTAL - FEDERAL GOVT	1	35	35	34	36	\$2,114,668	35	\$60,276	\$1,159
	TOTAL - LOCAL GOVT	2	536	454	521	536	\$21,228,825	478	\$44,389	\$854
	TOTAL - PRIVATE SECTOR	396	4,909	5,072	5,043	5,126	\$192,387,575	5,006	\$38,431	\$739
	TOTAL - ALL COVERED UI & UCFE	399	5,480	5,561	5,598	5,698	\$215,731,068	5,519	\$39,086	\$752
2005	TOTAL - FEDERAL GOVT	1	36	36	35	36	\$2,053,209	36	\$57,701	\$1,110
	TOTAL - LOCAL GOVT	2	534	521	514	533	\$21,061,223	480	\$43,870	\$844
	TOTAL - PRIVATE SECTOR	407	4,783	4,840	4,818	4,843	\$182,269,363	4,805	\$37,930	\$729
	TOTAL - ALL COVERED UI & UCFE	410	5,353	5,397	5,367	5,412	\$205,383,795	5,321	\$38,598	\$742
2004	TOTAL - FEDERAL GOVT	1	38	35	37	35	\$2,207,998	37	\$60,493	\$1,163
	TOTAL - LOCAL GOVT	2	529	491	504	506	\$19,926,987	468	\$42,594	\$819
	TOTAL - PRIVATE SECTOR	402	4,886	4,992	4,966	4,926	\$178,187,263	4,908	\$36,303	\$698
	TOTAL - ALL COVERED UI & UCFE	405	5,453	5,518	5,507	5,467	\$200,322,248	5,413	\$37,010	\$712

<http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

### **Employment Trends**

The 2003 Employment and Wage Data (New Jersey Department of Labor and Workforce Development) shows Maple Shade Township had on average had 5,578 covered & UCFE jobs, the average annual wage for a private sector job at this time was \$34,053. The 2004-2006 data above can be summarized as follows:

<u>Year</u>	<u>Avg. Annual Employment</u>	<u>Avg. Annual Wage</u>
2004	5,413	\$37,010
2005	5,321	\$38,598
2006	5,519	\$39,086

The private sector provides approximately 90% of the jobs in the Township. There have been relatively minor shifts in employment numbers in Maple Shade over the past five-six years.

### **Employment outlook**

Maple Shade Township is focusing on increasing employment and development opportunities within non-residential zones throughout the municipality. The Township is implementing the 2006 Master Plan Reexamination Report and Master Plan Amendment; Route 38/73/Lenola Road Redevelopment Area; and Downtown Redevelopment Area in a cohesive planning effort to stimulate investment and job growth. The Township is relying on the employment projections provided by COAH and is optimistic that it will achieve the projected increase in employment established by COAH. 1,242 New Jobs between 2004-2018.

**4. Determination of present and prospective fair share for low and moderate-income housing and analysis of zoning and infrastructure capacity.**

Maple Shade Township has completed the examination of its present and prospective Fair Share for Low and Moderate income housing as reflected in the accompanying Housing Element and Fair Share Plan documents and appendices. The infrastructure capacity analysis was performed as part of the NJDEP Stormwater Management Plan compliance requirements; as part of Maple Shade's recent Redevelopment efforts (Business Development District Redevelopment Investigation and Plan; Downtown Business District Redevelopment Investigation and Plan); and now as part of Maple Shade's Housing Element and Fair Share Plan. Determination is declared of appropriate and adequate infrastructure capacity and zoning compatibility to accommodate Maple Shades present and prospective Fair Share of low and moderate-income housing.

**5. Lands and structures considered most appropriate for construction/conversion/rehabilitation of affordable housing.**

Maple Shade Township has a proven track record of working with developers to provide affordable housing options for its residents. The Township identified the Brubaker Lane site and work with the developer to successfully construct the Municipally Sponsored 100% Affordable 100 Unit Age-Restricted Apartment complex that is within walking distance of downtown Maple Shade (this property was municipally owned). Additionally, the Township (Resolution 06-R-78) showed support for an application to the Neighborhood Preservation Balanced Housing Program to help secure financing to perform an extensive "gut rehabilitation" program for 220 South Lenola Road. This massive project has provided 306 Affordable Rental Family Housing Units (gut rehabilitation) adjacent to an integrated highway network, NJ Transit bus routes, commercial and industrial areas.

Over the past six to seven years Maple Shade Township has worked with the private sector to identify appropriate locations to construct and rehabilitate these 406 (306+100) Affordable Housing Units. Opportunities for additional affordable housing projects will be evaluated as they arise on a case-by-case basis.



**6. Household and Employment Projections (5:97 Appendix F).**

- A. Maple Shade Township is relying on the household and employment projections provided in 5:97 Appendix F for the 2004-2018 Round 3 Growth Share period.

**1) Residential:**

2) 2004 Housing = 9,143

3) 2018 Housing = 9,561

4) Housing Projection 2004-2018 = **418**

*Divide by five (5)*

5) **Projected Residential Growth Share = 83.6**

**6) Employment:**

7) 2004 Employment: 5,507

8) 2018 Employment: 6,749

9) Employment Projection 2004-2018 = **1,242**

*Divide by sixteen (16)*

10) **Projected Nonresidential Growth Share = 77.63**

**11) TOTAL PROJECTED GROWTH SHARE = 83.6 + 77.63 = 161**

- B. Although the Township is relying on the projections listed above, it should be noted that as part of the 2008 County Approved Stormwater Management Plan Element update, the Township prepared a land use/build out analysis in accordance with N.J.A.C. 7:8-4.2(c)10. The analysis shows 81.23-acres of vacant land within Township. NJDEP wetland mapping shows approximately 16.00-acres of environmentally sensitive areas within the 81.23-acres, thereby resulting in 65.23-acres of vacant (non-wetland) land within the Township.

**7. Rehabilitation Share (5:97 Appendix B)**

**A. Introduction**

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in N.J.A.C. 5:97 Appendix B, 5:97-2.2(b).

**Rehabilitation Share forty-five (45)**

**8. Prior Round Obligation 1987-1999 (5:97 Appendix C)**

**A. Introduction**

**“Prior round obligation”** means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in chapter Appendix C.

Maple Shade Township received Round 2 substantive certification from COAH on 08/02/2000 (12/21/1999 – petition date). At the time of certification COAH approved a Fair Share Obligation of 58 Units, of which all 58 were Rehabilitation Units; there was NO Obligation for New Construction. See Rehabilitation Share section of this plan for additional information.

As shown in 5:97 Appendix C, **Maple Shade Township has NO Prior Round Obligation.**

**Prior Round Obligation (1987-1999) = 0**

**9. Projected Growth Share (in accordance with N.J.A.C. 5:97-2.4)**

A. Maple Shade Township is relying on the Round 3 Growth Share projections provided in 5:97 Appendix F for the 2004-2018 Round 3 Growth Share period.

**B. TOTAL PROJECTED GROWTH SHARE = 161**

## **PART B – Fair Share Plan (N.J.A.C. 5:97-3)**

### **1. Introduction and Overview**

In 1982, Maple Shade Township prepared a Comprehensive Master Plan in accordance with general guidelines set forth in the Municipal Land Use Law (as amended 1980). The 1982 Comprehensive Master Plan included a thorough review of the physical, social and economic infrastructure of Maple Shade Township. The Master Plan identifies generalized goals, objectives, and policies involving proposed land use, conservation, traffic circulation, recreation, municipal services and public utilities.

On April 26, 2006 in accordance with the six (6) year reexamination cycle stipulated in the New Jersey Municipal Land Use Law (M.L.U.L.) P.L. C.40:55D-89, Maple Shade Township adopted its most recent Master Plan Reexamination Report (MPRR), and Land Use Plan Amendment.

The 2006 MPRR identified the need to prepare an updated housing element (consistent with N.J.S.A. C. 40:55D-28a.(3) pursuant to section C. 52:27D-310) in order to prepare the Township for its future growth needs.

Data sets obtained from the U.S. Census Bureau 2000 <sup>(1)</sup> were utilized to update the Housing Element. Allowing approximately three (3) years for the release of detailed population and housing information, the 2010 Census information will not be fully available until the year 2013. It should be noted that the 2000 Census information is already six (6) years old.

Maple Shade's Housing Element and Fair Share Plan have been prepared in accordance with the general guidelines set forth in the Municipal Land Use Law (N.J.S.A. C. 40:55D-28a.(3) pursuant to section C. 52:27D-310), and the essential components of a municipalities housing element as identified within the "Fair Housing Act". N.J.S.A. 52:27D-310 requires a municipality's housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

Maple Shade Township petitioned for COAH Round 2 certification on 12/21/2000, certification was received for a six (6) year period from COAH on 08/02/2000. At the time of certification COAH approved a Fair Share Obligation of 58 Units, of which all 58 were Rehabilitation Units; there was NO Obligation for New Construction.

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(1). U.S. Census Bureau 2000 (<http://www.census.gov/> & <http://www.census.gov/mcd/>).

**5:97-1.1(d)**

There are three components to the third round Methodology: the **rehabilitation share**, the **prior round obligation**, and the **“growth share.”**

Growth share is generated by Statewide residential and non-residential growth during the period January 1, 2004 to December 31, 2018 based on individuals projected to need affordable housing from 1999 through 2018.

As a result, for every five residential units constructed, the municipality shall be obligated to include one unit that is affordable to households of low or moderate income (one affordable unit for every four market rate units). Job creation carries a responsibility to provide housing as well. For every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality in accordance with chapter Appendix D, incorporated herein by reference, the municipality shall be obligated to provide one unit that is affordable to households of low- and moderate-income. This method requires that municipalities meet the actual growth share obligation with not merely a good faith attempt, but with the actual provision of housing for low- and moderate-income households, while continuing to provide a **realistic opportunity** for affordable housing to address the projected growth share obligation.

**5:97-1.4 Definitions**

**“Rehabilitation share”** means the number of deficient housing units occupied by low- and moderate-income households within a municipality, established in chapter Appendix B that must be addressed in a Fair Share Plan.

**“Prior round obligation”** means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in chapter Appendix C.

**“Fair share round”** means any one of three periods in time during which the Council has established municipal obligations to provide a fair share of affordable housing. The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

**“Fair share obligation”** means the sum of each municipality’s 1999 through 2018 rehabilitation share as assigned in chapter Appendix B, incorporated herein by reference; the 1987 through 1999 prior round obligation as assigned in chapter Appendix C, incorporated herein by reference; and the 1999 through 2018 growth share obligation as determined in accordance with N.J.A.C. 5:97-2.

**“Realistic opportunity”** means a reasonable likelihood that the affordable housing in a municipality’s Housing Element and Fair Share Plan will actually be constructed or provided during the 10-year period of certification based upon a careful analysis of the elements in the municipality’s plan, including the financial feasibility of each proposed mechanism and the suitability of specific sites as set forth in N.J.A.C. 5:97-3.13.

## **2. Rehabilitation Share**

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in N.J.A.C. 5:97 Appendix B, 5:97-2.2(b).

The following section describes Maple Shade Township's mechanisms to address its Rehabilitation Share forty-five (45).

### **Rehabilitation Credits in accordance with 5:97-4.5 and 5:97-6.2.**

Rehabilitation Credits for Maple Shade Township subject to determination by Burlington County CDBG Office and COAH

### **Rehabilitation Plan 2008 to 2018**

Maple Shade's rehabilitation obligation is being met through the funding and administrative assistance provided by the Burlington County Community Development Office. The rehabilitation effort is being administered by the Community Development Office in cooperation with Maple Shade Township's Affordable Housing Office through a Memorandum of Understanding, and an Interlocal Services Agreement. The Interlocal Service Agreement will remain in place until the Township's rehabilitation obligation has been met.

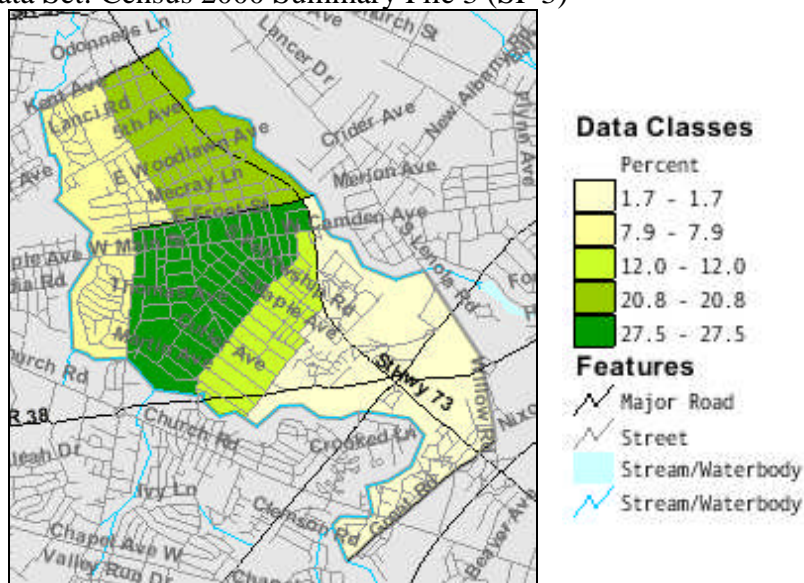
The Township and County Affordable Housing Rehabilitation programs are described in detail on both the Township and County websites. Additionally, brochures and handouts are readily available at the municipal building to encourage resident participation.

By utilizing certain U.S. Census Block Group data, the Township has identified specific target areas within the municipality to increase resident awareness of available home rehabilitation programs.

TM-H010. Percent of Housing Units Built Before 1940: 2000

Universe: Housing units

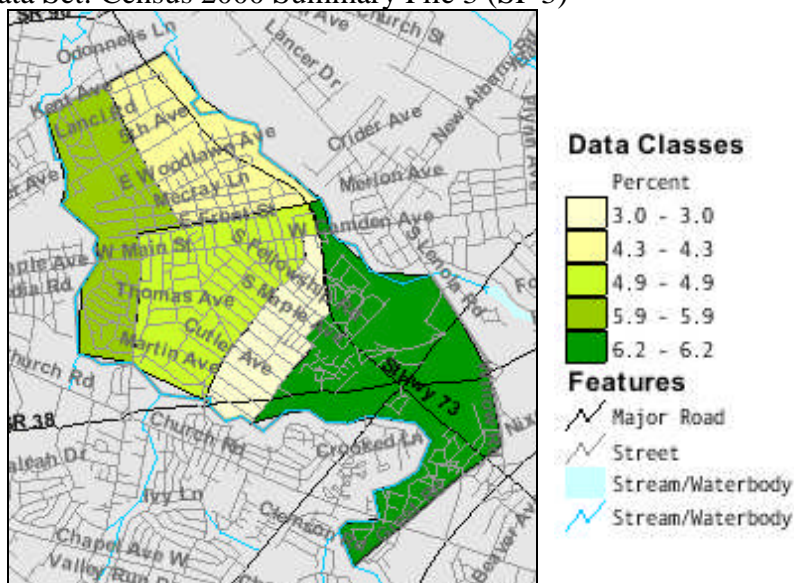
Data Set: Census 2000 Summary File 3 (SF 3)



TM-P067. Percent of Persons Below the Poverty Level in 1999: 2000

Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3)



### 3. **Prior Round Review & Adjustments (COAH Workbook A)**

The prior round obligation is the cumulative 1987 through 1999 fair share obligation, which is displayed for each municipality in N.J.A.C. 5:97 Appendix C.

As shown in 5:97 Appendix C, Maple Shade Township has **NO** Prior Round Obligation.

**Prior Round (1987 through 1999) Obligation = 0**

At this time Maple Shade Township is not seeking, Prior Cycle Credits, Credits without Controls, or Post 1986 Credits for prior rounds.

*It should be noted the 1999/2000 Round 2 COAH Certified Housing Element and Fair Share Plan requested COAH recognize that units produced by the (then proposed) Senior Complex (Maple Shade Mews 100 Units) would be treated as a credit against future obligations.*

#### **Adjustments/Exclusions: COAH Excel Workbook A**

<http://www.state.nj.us/dca/coah/planningtools/gscalculators.shtml>

COAH developed three calculator tools to be used in determining projected growth share obligations based on the three methods permitted in N.J.A.C 5:97-2.4 and 5.6 as proposed. Workbook A uses the COAH-generated growth projections and guides the user through permitted exclusions to determine both a residential and non-residential growth share obligation. Municipalities relying on the COAH-generated growth projections need only use Workbook A.

Maple Shade Township is relying on the COAH generated growth projections and as such need only use Workbook A (See appendix F). Maple Shade is not seeking market rate exclusions at this time.

#### **4. Growth Share Analysis**

Maple Shade Township is relying on the household and employment projections provided in 5:97 Appendix F for the 2004-2018 Round 3 Growth Share period. As noted above the Township has NO Prior Round Obligation.

**1) Residential:**

2) 2004 Housing = 9,143

3) 2018 Housing = 9,561

4) Housing Projection 2004-2018 = 418

*Divide by five (5)*

**5) Projected Residential Growth Share = 83.6**

**6) Employment:**

7) 2004 Employment: 5,507

8) 2018 Employment: 6,749

9) Employment Projection 2004-2018 = 1,242

*Divide by sixteen (16)*

**10) Projected Nonresidential Growth Share = 77.63**

**11) TOTAL PROJECTED GROWTH SHARE = 83.6 + 77.63 = 161**



**5. Round 3 Fair Share Plan Program & Parameters**

“Fair Share Plan” means the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Element, includes the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:97-3.

- A. As noted in this report Maple Shade has **NO** Prior Round Obligation (1987-1999). This Round 3 Fair Share Plan addresses municipal rehabilitation requirement (45) and adjusted projected Growth Share Obligation of 161.
- B. Since January 1<sup>st</sup> 2004, Maple Shade Township has assisted in producing;
  - i. 100 NEW Affordable Age-Restricted Rental Units, and
  - ii. 306 NEW “Gut Rehabilitation” Family Rental Units

This Fair Share Plan seeks COAH Credit for 121 Units and 40 Bonus Credits.

**C. 2004-2018 Growth Share Parameters**

- i. Projected Growth Share = 161

***Affordability Mix Requirements:***

- ii. Low Minimum 50% = 81  
(of which 21 are Very Low, 13% of 161)
- iii. Moderate Minimum 50% = 80

**TOTAL = 161**

***Housing Type Mix Requirements:***

- iv. Age restricted Maximum 25% = 40
- v. Family Minimum 50% = 81
- vi. Rental Minimum 25% = 41

D. Programs, Projects and/or Units Addressing the Third Round

Projected Growth Share 161 Units

					Max & Min Requirements								
Project Name	Proposed or Completed	Number of Affordable Units	Number addressing Obligation		Number Addressing 41 Unit Rental Obligation	Number Addressing 81 Unit Family Obligation	Number Subject to 40 Unit Age-Restricted Cap	Number of Units for Bonus Request	Bonus		COAH CREDIT REQUEST		
			Units	Bedrooms					Type	Bonus Credit Calculation 5:97-3.20			
1	Maple Shade Mews Senior Apts	Completed	100	40	na	20	0	40			40		
2	The Arbors Apartments	Completed	306	75	na	15	75	0	40	5:97-3.6(a)1	80	115	
3	F.Service Perm.Supp.Housing 116/1	Completed	1	1	na	1	1	0				1	
4	F.Service Perm.Supp.Housing 116/1	Completed	1	1	na	1	1	0				1	
5	F.Service Sup.Shrd.Living 196.01/185	Completed	1	na	2	2	2	0				2	
6	F.Service Sup.Shrd.Living 196.01/185	Completed	1	na	2	2	2	0				2	
Totals			410	121		41	81	40	40			80	161

Total Units (Proposed & Completed)	410		
Total Family units	81	Age-Restricted Max	40
Total Rental units	410	Family Minimum	81
Total Age-Restricted units	100	Rental Minimum	41
Total Supportive/Special Needs units	4	Projected Growth Share	161
Total Very-Low units		5:97-3.20(b) 25% Bonus Cap	40
Total Bonuses	40		

- NOTES:
- 1Although the Maximum Number of Age-Restricted Units is limited to 40. The Maple Mews Development has 100 Units completed. The excess 60 "Mews" Age-Restricted Units are reserved for credit against future COAH Obligations.
- 2Once 5:97-3.6(a)4 has been satisfied, 5:97-3.6(a)1 gives Bonus Credits for Rental Units in excess of the Family Rental Unit Obligation (21 of 41 Rental Units). 15 Units from the completed Arbors Apartment Complex have been used to count toward the 21 Unit Family Rental Requirement. Subject to 5:97-3.20 (b) (Bonus Cap 25% of the Growth Share Obligation) the Bonus Credit cap is 40 Credits. 40 Family Rental Units (from the Arbors project) are therefore eligible for the one for one bonus credit. 40 (Units) + 40 (Bonus credits) = 80. The excess 231 (306-75) "Arbor" Family Rental Units are reserved for credit against future COAH Obligations.
- 3Bonus's have not been requested for the Supportive Housing Units as these units have been used to count toward meeting the Minimum Family Rental Obligation (41 Rental Units Required, 21 must be Family Units).